

Mortgagor's Address: 106 Independence Drive, Pelham Estates, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

REAL ESTATE MORTGAGE

State of South Carolina

4 19 PM '77

BOOK 1409 PAGE 851

County of GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, I the said Serge A. Therie
hereinafter called Mortgagor, in and by that certain Note or obligation bearing
even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN
NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal
sum of Fifty Six Thousand Four Hundred Seventy Five Dollars (\$ 56,475.00),
with interest thereon payable in advance from date hereof at the rate of 8 1/2 % per annum; the prin-
cipal of said note together with interest being due and payable in (300)
Number

monthly

installments as follows:

Beginning on November 1, 1977, and on the same day of
each monthly period thereafter, the sum of
Four Hundred Fifty Five and 19/100 ----- Dollars (\$ 455.19)
and the balance of said principal sum due and payable on the 1st day of _____, 2002

The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance
on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this
mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the
note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at
the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable
to the Bank.

Said note provides that past due principal and/or interest shall bear interest at the rate of 8 1/2%
per annum, or if left blank, at the maximum legal rate in South Carolina, as reference being had to said
note will more fully appear; default in any payment of either principal or interest to render the whole debt
due at the option of the mortgagee or holder hereof. Forbearance to exercise this right with respect to
any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure
or breach. Both principal and interest are payable in lawful money of the United States of America, at

the office of the Mortgagee in Greenville, South Carolina, or at such other place as
the holder hereof may from time to time designate in writing.

NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money
aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms
of the said Note; and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor
in hand well and truly paid by the said Mortgagee at and before the sealing and delivery of these pres-
ents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these
presents DO GRANT, bargain, sell and release unto the said Mortgagee the following described real estate,
to-wit:

ALL that lot of land in Greenville County, State of South Carolina, on
the eastern side of Independence Drive, near the City of Greenville,
being shown as Lot 21 on plat of Section 2 of Pelham Estates recorded
in Plat Book PPP at page 119 and described as follows:

BEGINNING at an iron pin on the eastern side of Independence Drive at
the corner of Lot 22, and running thence with the eastern side of said
Drive, N. 23-24 E. 150 feet to an iron pin at the corner of Lot 20;
thence with the line of said lot, S. 66-36 E. 199.9 feet to an iron pin;
thence S. 23-26 W. 149.87 feet to an iron pin at the corner of Lot 22;
thence with the line of said lot, N. 66-36 W. 199.8 feet to the beginning
corner.

This lot is conveyed subject to restrictions recorded in Deed Book 827
at Page 215, and also subject to a 10-foot utility easement across the
southern line of said lot, a drainage easement across the northern line
of said lot, and a 20-foot utility easement across the rear of said lot
all as shown on said plat, and to all other easements of record which
affect said property.

This is the same property conveyed to the Mortgagor herein by Sterling
R. Mensch, Jr. and Florence P. Mensch by deed date September 14, 1977,
recorded September 14, 1977 in the R.M.C. Office for Greenville County, S.C.,
104-111-Real Estate Mortgage in Deed Book 1064 at Page 824.

0.86

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